

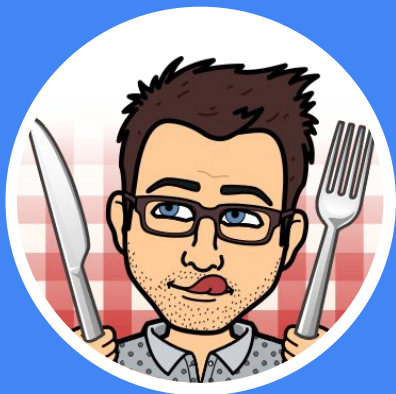
Community Engagement Report: Housing Now Zoning Ordinance Amendments

Committee of the Whole Meeting
Tuesday, October 9, 2018, 9:30am

TIMELINE

March	Commissioners Meeting
April	Presentation to Committee of the Whole
May	Contract Work Began
Jun/Jul	Stakeholder Engagements
August	Community Listening Engagements
Sept	Report Analysis

TEAM



ADAM



LATARRO



SERGIO



KIRK

PROJECT SCOPE: THREE FOLD

- **Analyze Prior Engagements**
- **Design, Prototype, and Test Engagement Structure**
- **Facilitate Community Engagement Sessions around Housing Now Amendments 3, 6, 8 and 9 as put forth by the Planning Commission.**

PROJECT SCOPE: THREE FOLD

Analyze Prior Engagements

Meet with neighborhood associations, non-profit developers, and other stakeholders to understand the pain points of past engagements, their experience with the Housing NOW! Amendments, and to surface nuances that need extra clarity.

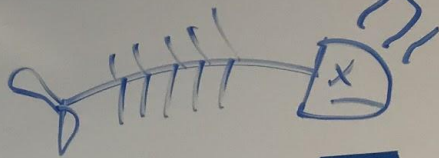
ENGAGEMENT ANALYSIS: INITIAL STAKEHOLDER MEETINGS

- Neighborhood Associations
- Nonprofit developers
- Community Advocacy Groups
- Community Catalysts (a network of equity-minded professionals using innovation to affect change)
- City Planning Department

2 MIN/PER

INFORMING

COOPERATING



unwritten

no translation

access (on a bus line)

timing (1wk notice)

communication

compressed timeline

* difficult to understand / inaccessible language / jargony

selective input → missing community expertise

Digging into what has made for good and bad engagements with neighborhood associations.

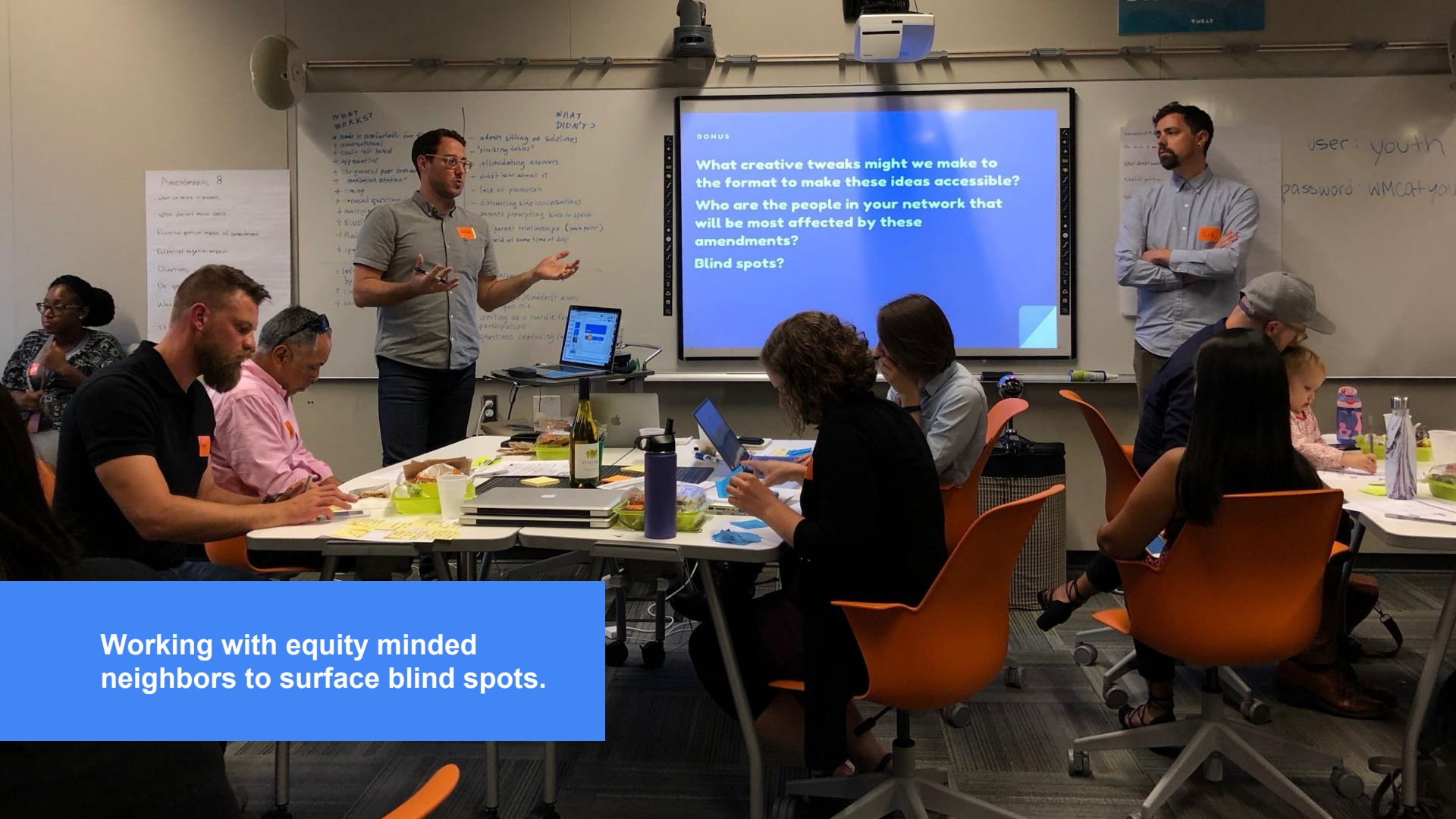
Grid of 12 engagement survey cards with handwritten notes and diagrams.

- Card 1 (Top Left):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.
- Card 2 (Top Middle):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.
- Card 3 (Top Right):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.
- Card 4 (Middle Left):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.
- Card 5 (Middle Middle):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.
- Card 6 (Middle Right):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.
- Card 7 (Bottom Left):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.
- Card 8 (Bottom Middle):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.
- Card 9 (Bottom Right):** "What was the purpose?" "What happened?" "What were the implications?" Includes a diagram of a fish skeleton.

Fragmented Neighbors



Understanding the perspectives
of not-for-profit developers



BONUS

What creative tweaks might we make to the format to make these ideas accessible?

Who are the people in your network that will be most affected by these amendments?

Blind spots?

Working with equity minded neighbors to surface blind spots.

WHAT WORKS?

- + made it comfortable for them
- + conversational
- + finally felt heard
- + appreciative
- + like groups / peer commonality
- + "ventilation station"
- + timing
- + focused questions / answers
- + multiple facilitators @ table
- + SWOT style
- + Mad Libs to direct responses

WHAT DIDN'T?

- admin sitting on sidelines
- "stalking tables"
- intimidating answers
- didn't hear about it
- lack of promotion
- distracting side conversations
- parents prompting kids to speak
- kid/parent relationships (pain point)
- all held at same time of day

WHAT?

- communicating formatting ahead of time
- Onboarding / Mindshift away from open mic.
- writing as a hurdle for participation
- confusing (opp / threat)

SWOT-ing an analogous experience to improve engagements

Housing NOW!

Backstory and Context
Digging into 3, 6, 8, 9

PRINCIPLES : IDENTIFIED + PRIORITIZED

- Avoid “insider language”
 - Language needs to be accessible
 - Descriptions need to be clearly written
 - No acronyms left unexplained
- Emphasis on listening and allowing time for processing
 - Hold space for questions and dialogue
- Content needs to be visual
 - Descriptive and accurate

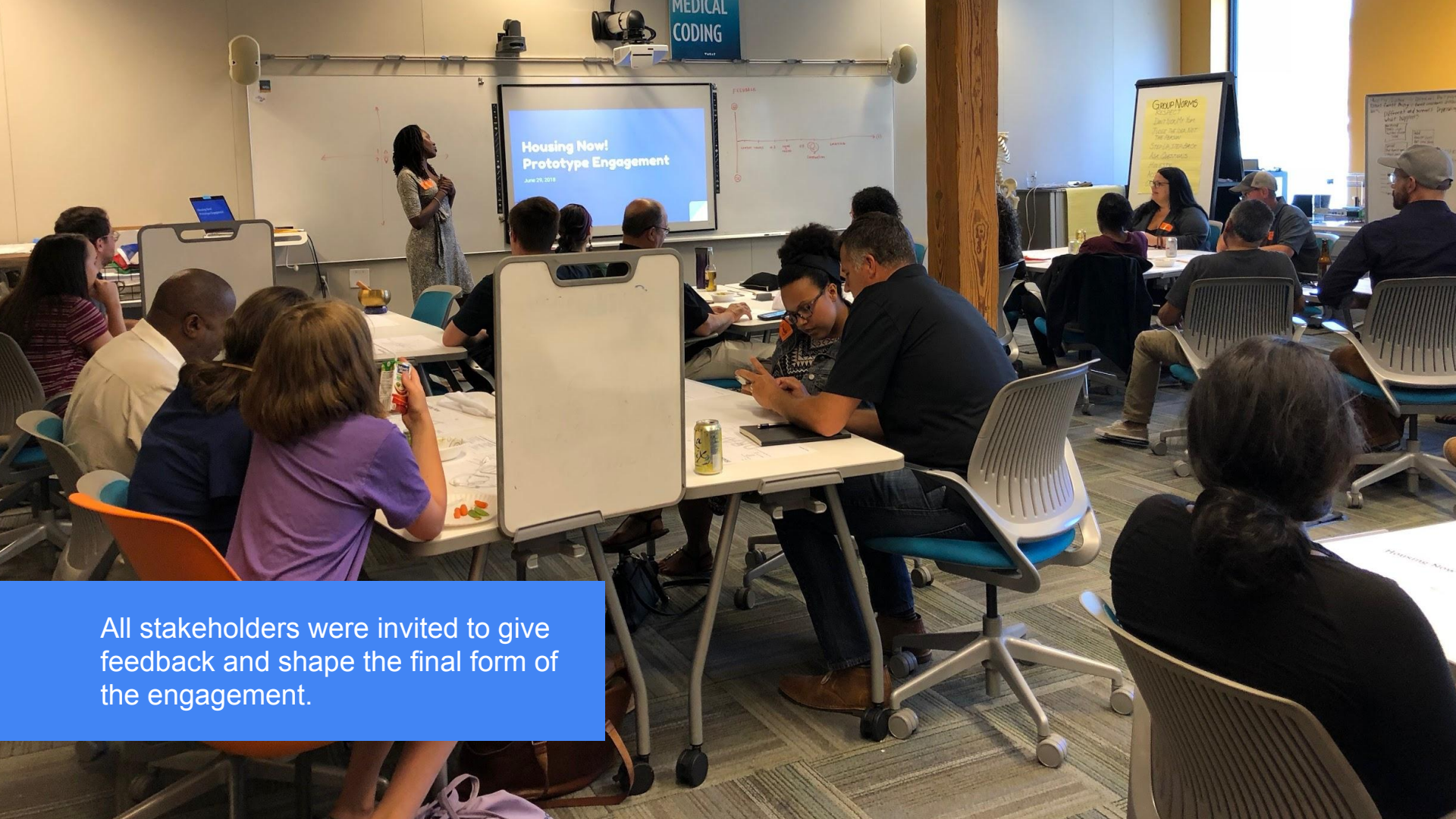
PRINCIPLES : IDENTIFIED + PRIORITIZED

- Events should be accessible and low friction
 - A variety of timing options
 - Consider meals and childcare
 - Materials should be translated to Spanish
- Marketing needs to be easy to spread through networks
- Facilitation should be impartial

PROJECT SCOPE: THREE FOLD

Design, Prototype and Test Engagement Structure

Hosted a “Prototype Engagement” with stakeholders and collected feedback on the structure, usefulness of group processing mechanisms, and content clarity.



All stakeholders were invited to give feedback and shape the final form of the engagement.



Debriefing the experience afterwards to surface what works and what needs to be tweaked.

PROJECT SCOPE: THREE FOLD

Facilitate Community Engagement Sessions

Refined concept and facilitated four community engagement sessions to meet the stated goals of gathering community feedback on Zoning Amendments 3, 6, 8 and 9.

MARKETING



Bilingual Flyers

Canvassed around impacted spaces
Presence at 5 National Night Out events



Educational Video

Leveraged networks to share out
17,000+ Views
250+ Shares



Other Outlets

Robocall w/ GRPS +
311 Hold Line

SESSION STRUCTURE ROOTED IN PRINCIPLES

Four Community Listening Sessions

- One session in every ward
- Three evening sessions: Tues, Wed, Thur
- One daytime session: Sat
- Childcare provided at first session at Other Way
- Meals were provided at every session
- Bilingual facilitators, slides, and workbooks available

SESSION STRUCTURE ROOTED IN PRINCIPLES

- All voices present were to have an equal say
- Small groups facilitated by a “Table Host”
- Large groups were led through instruction
- Table Hosts surfaced large group questions
- City planning team was onsite to help answer q’s, as well as subject matter experts in attendance.
- Forms were submitted via Table Host and through online surveys

SESSION STRUCTURE

CONTEXT

**Zoning
101**

15 mins

AMENDMENT 3

**Missing
Middle**

25 mins

AMENDMENT 6

**Density
Bonus**

25 mins

AMENDMENT 8

ADUs

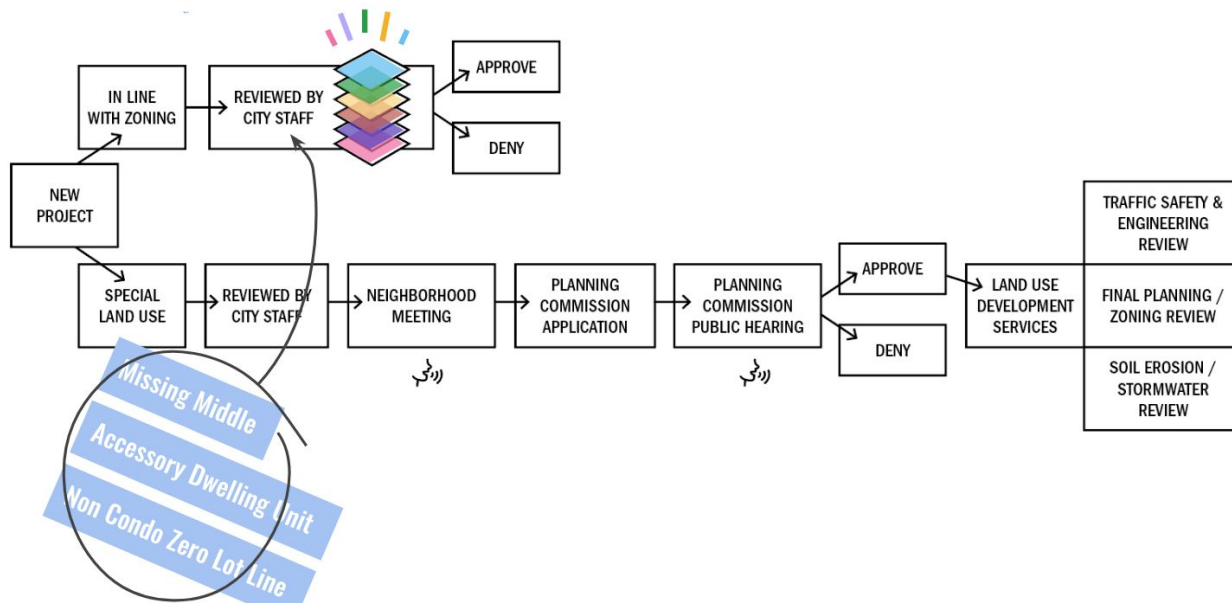
25 mins

AMENDMENT 9

**Row
Houses**

25 mins

The Process



Each session was frame with this big question: Whether or not the community supports moving these amendments from special land use to administrative approval.

The Process



THE BIG QUESTION

**These meetings are to find out
if the community supports
moving these four amendments
from Special Land Use to
Administrative Approval.**

**Each session was
frame with this big
question: Whether or
not the community
supports moving
these amendments
from special land use
to administrative
approval.**

The Process



Administrative Approval
= “By Right”

Each session was frame with this big question: Whether or not the community supports moving these amendments from special land use to administrative approval.

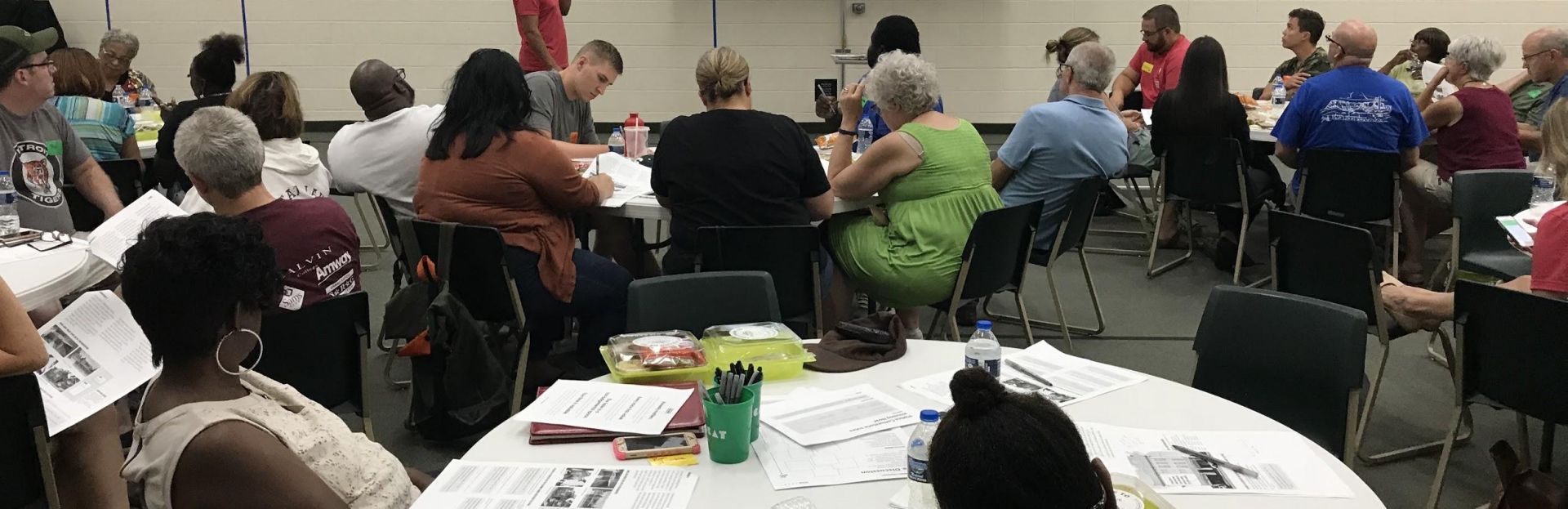
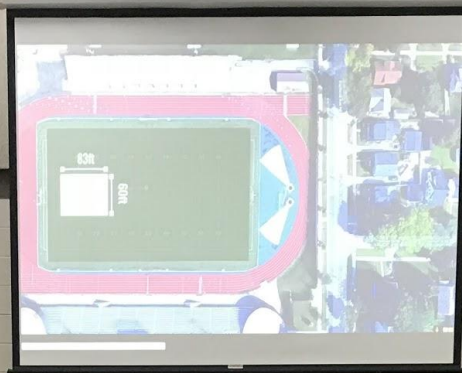
EXAMPLE

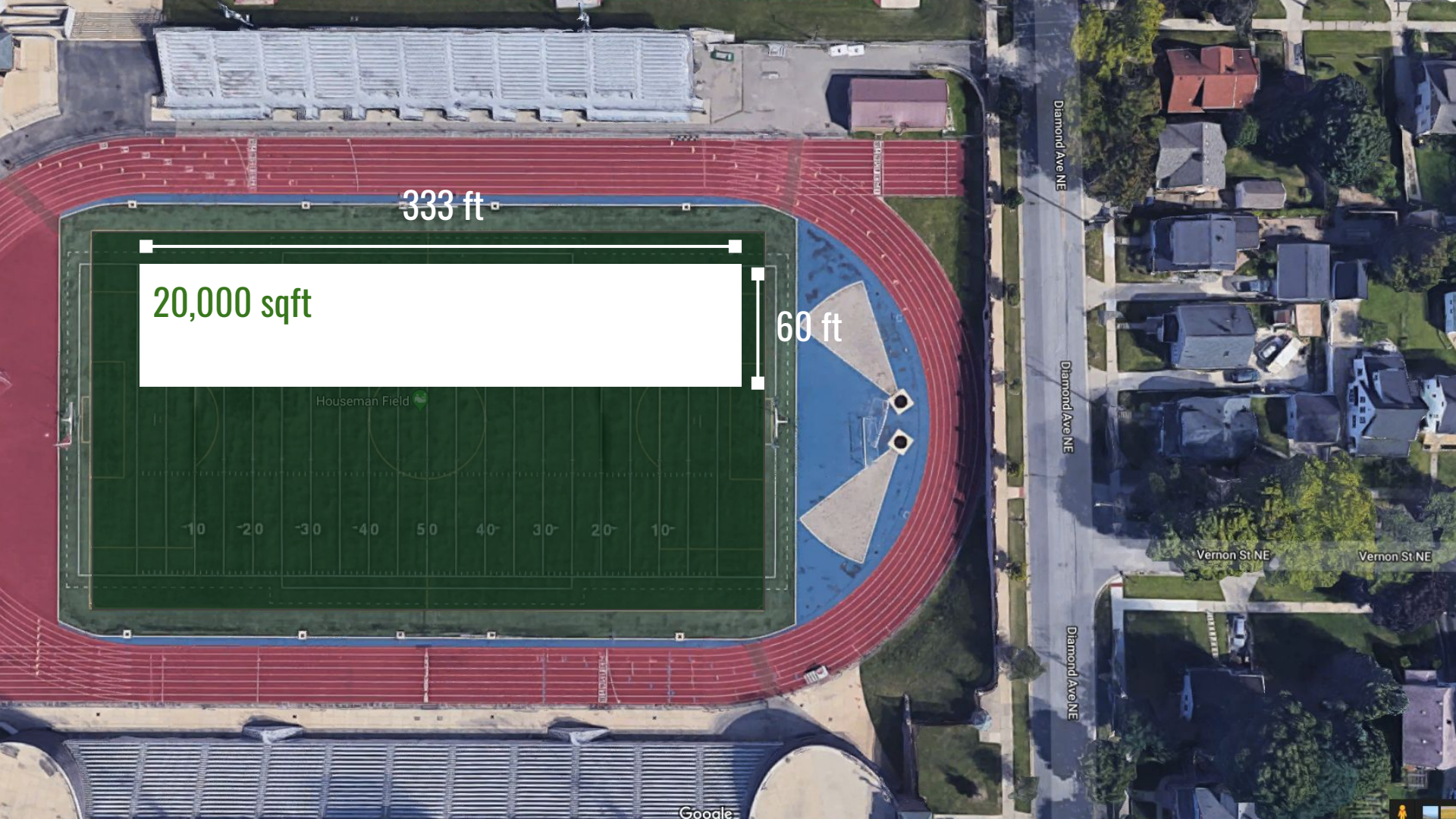
For Every Amendment

5 MIN



Examples





333 ft

20,000 sqft

60 ft

Houseman Field

Diamond Ave NE

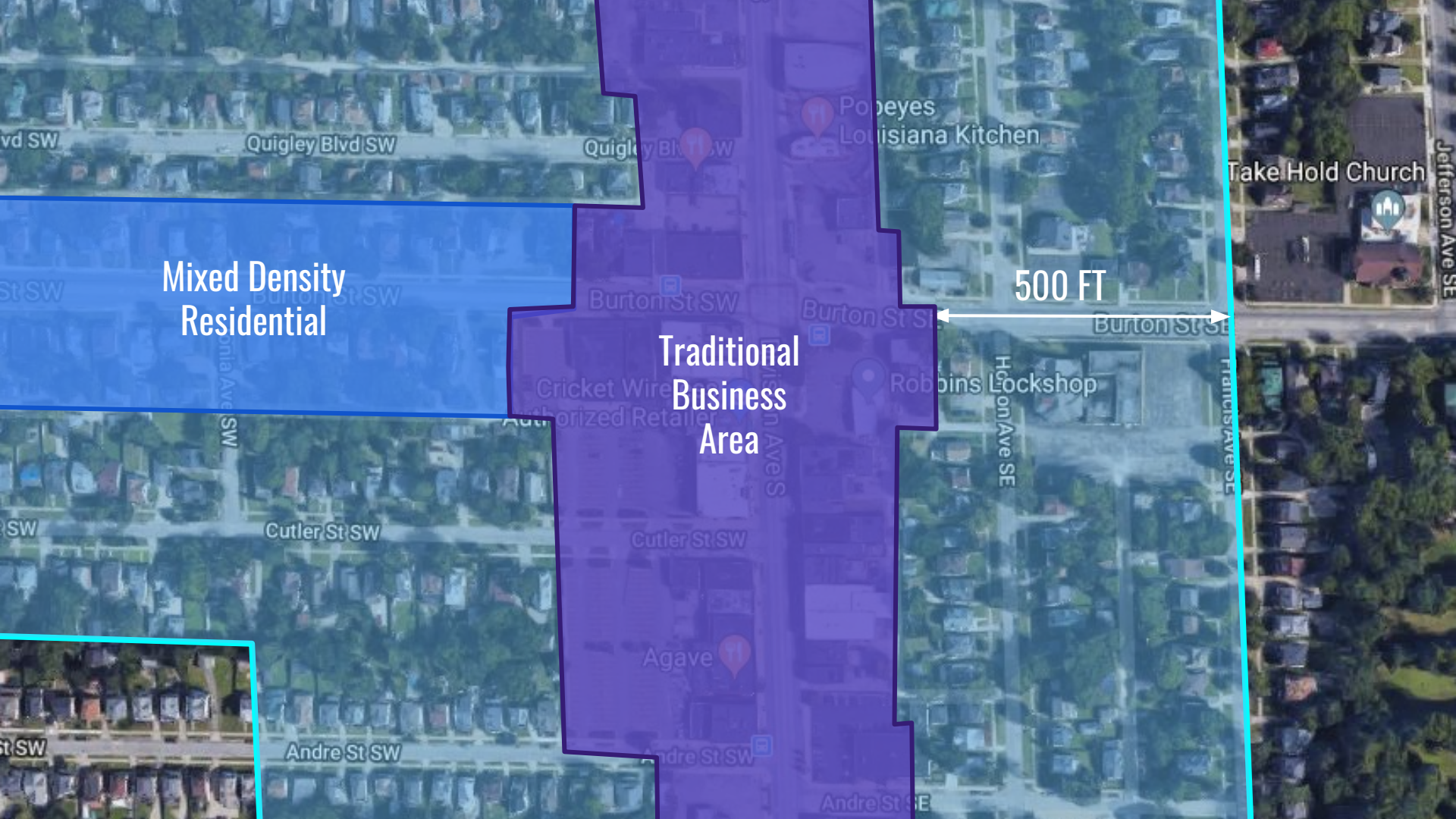
Diamond Ave NE

Vernon St NE

Vernon St NE

Diamond Avenue





Mixed Density
Residential

Traditional
Business
Area

500 FT

vd SW

Quigley Blvd SW

Quigley Blvd SW

Popeyes
Louisiana Kitchen

Take Hold Church

Jefferson Ave SE

St SW

Burton St SW

Burton St SW

Burton St SW

Burton St SW

onia Ave SW

Cricket Wireless
Authorized Retailer

Francis Ave SE

Robbins Lockshop

Hogson Ave SE

Francis Ave SE

SW

Cutler St SW

Cutler St SW

Agave

St SW

Andre St SW

Andre St SW

Andre St SE

EXAMPLE

For Every Amendment

5 MIN



Examples

7 MIN



Table Talk



Table Hosts

They are not zoning experts.

Their goal is to help your table identify the big questions.

AMENDMENT 3

"Missing Middle" housing is one way to infill density and build more walkable neighborhoods. These are small scale developments that are the size of a large house — like duplexes, fourplexes, bungalow courts and mansion apartments.

Amendment 3 makes it possible to build or convert to this type of housing with administrative approval on any corner lot in a Low Density Residential District and any lot inside of 500 ft of a Mixed-Use Commercial District.

WHAT THESE HOUSING TYPES MIGHT LOOK LIKE IN A NEIGHBORHOOD



HOW IT DOES IT

Reduce minimum dwelling unit width from 18 feet to 14 feet. This will also decrease building costs by eliminating the need for additional load bearing walls that are legally required above 14'.

I feel confident enough to make a decision: ☐ Yes ☐ No
☐ I support this amendment as is.
☐ I am uncomfortable with this amendment as is and recommend the city _____.

Eliminate minimum lot area requirement (20,000 sq. ft.) for multi-family residential developments. This is about 1/3 of a football field. Waivers for this requirement have been granted to allow for new "missing middle" housing types.

I feel confident enough to make a decision: ☐ Yes ☐ No
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On any corner lot in a Low Density Residential zone district, this allows two-family residential development through either new construction or the conversion of existing structures with administrative approval.

I feel confident enough to make a decision: ☐ Yes ☐ No
☐ I support this amendment as is.
☐ I am uncomfortable with this amendment as is and recommend the city _____.

For any lot within five-hundred (500) feet of a Mixed-Use Commercial zone district, this would allow the construction of (or conversion existing to) a multi-family development on what was previously a single family lot with administrative approval when all of the following criteria is met:

- No more than 4 units per building
- Complies with maximum building width and footprint
- No more than 150% of the average home size on the block
- Development complies with existing form standards

I feel confident enough to make a decision: ☐ Yes ☐ No
☐ I support this amendment as is.
☐ I am uncomfortable with this amendment as is and recommend the city _____.

The big picture of what it looks like

The zoning article tweaks needed to make it happen.



EXAMPLE

For Every Amendment

5 MIN



Examples

7 MIN

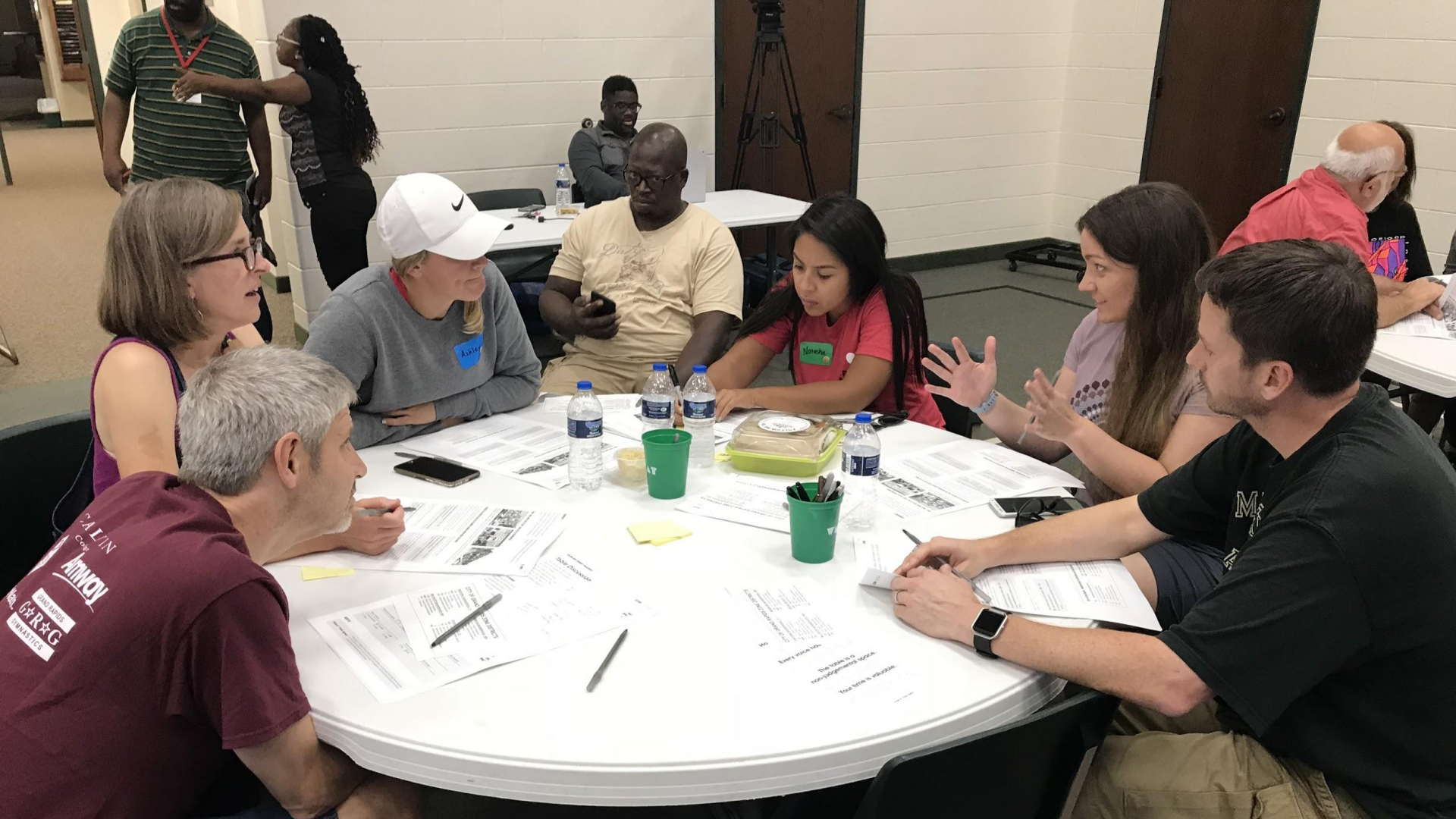


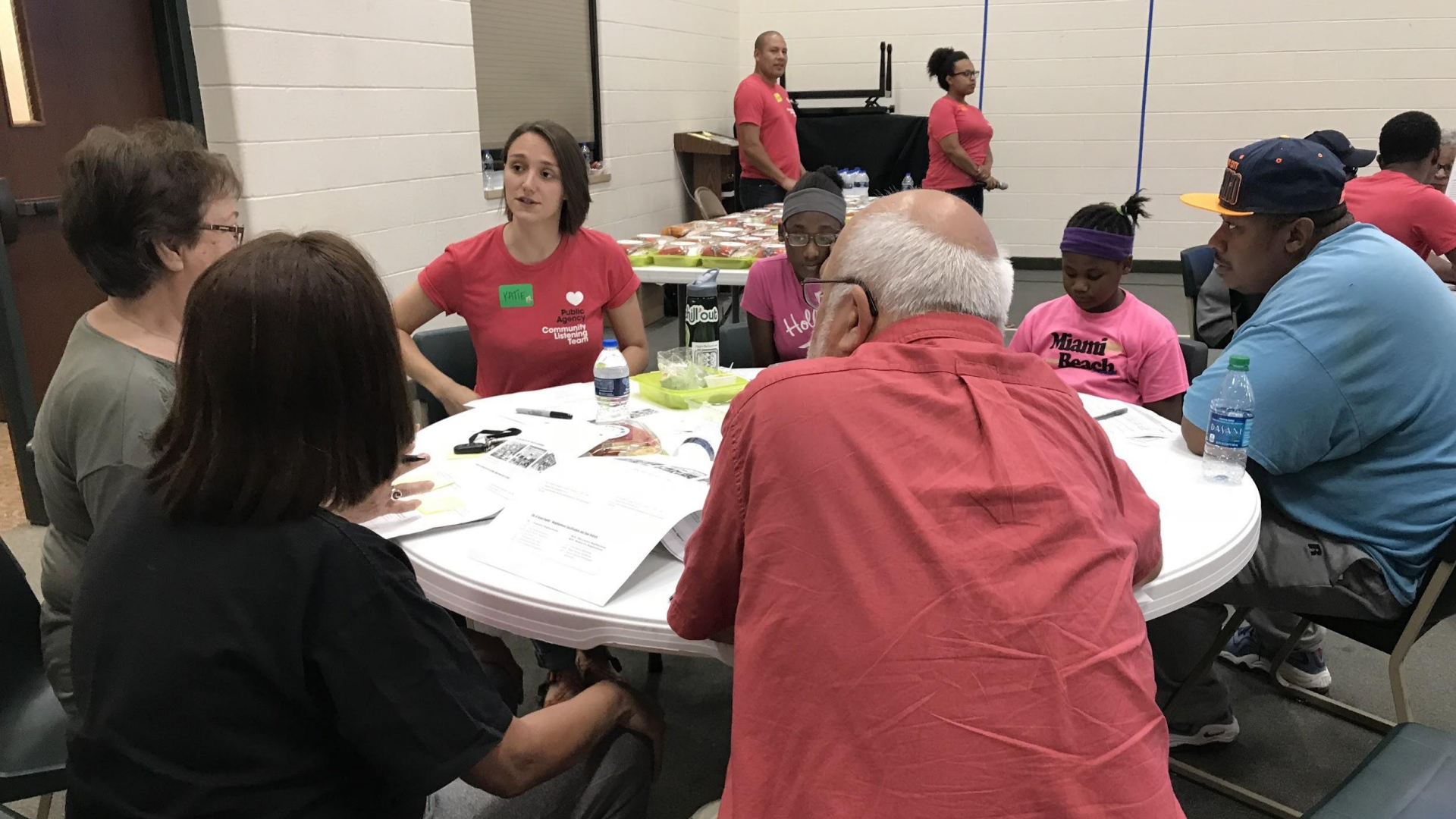
Table Talk

13 MIN



Large Group Q&A

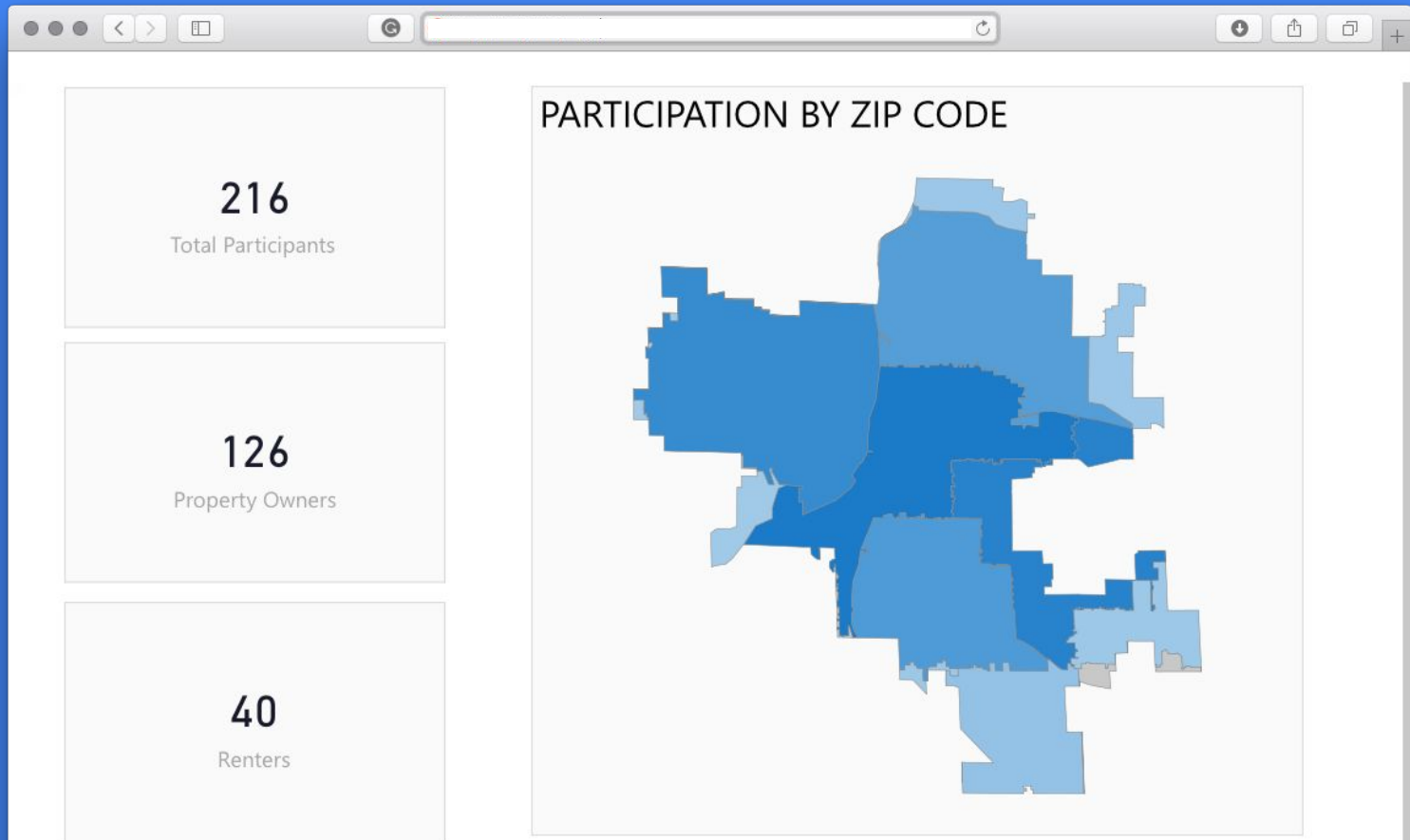




ADDITIONALLY

Online Access Through Aug 28





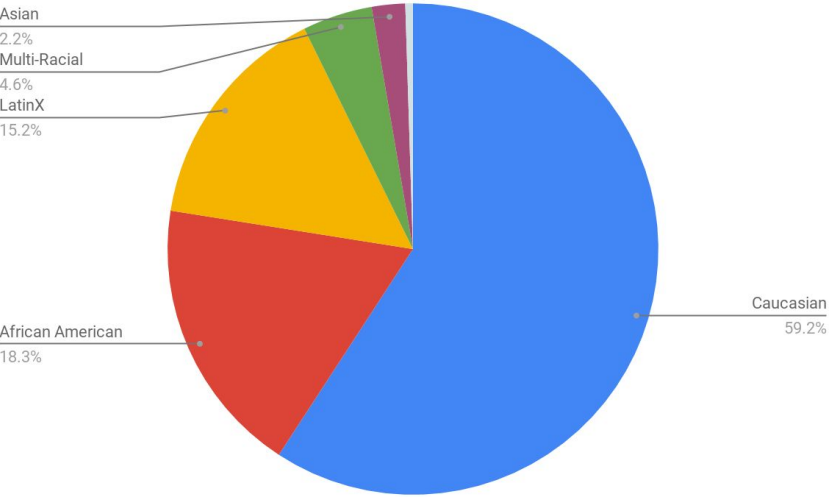
DEVELOPER, LANDLORD, OR PROPERTY MANAGER?



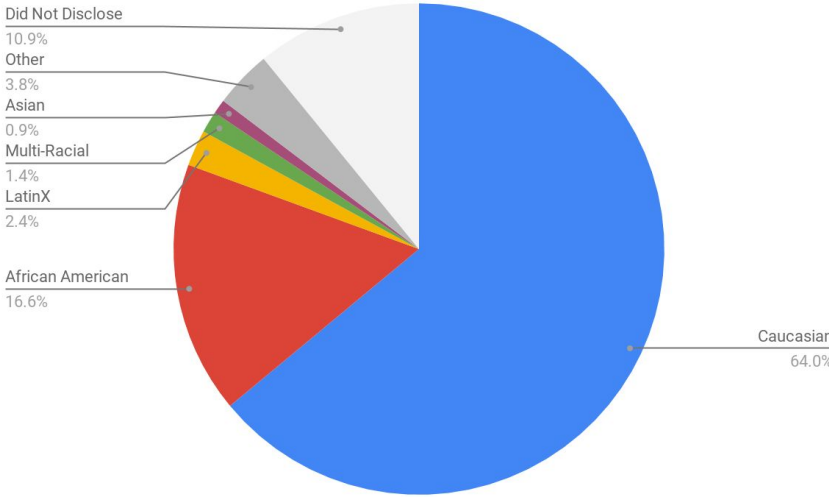
RACE/ETHNICITY



PARTICIPANT SUMMARY

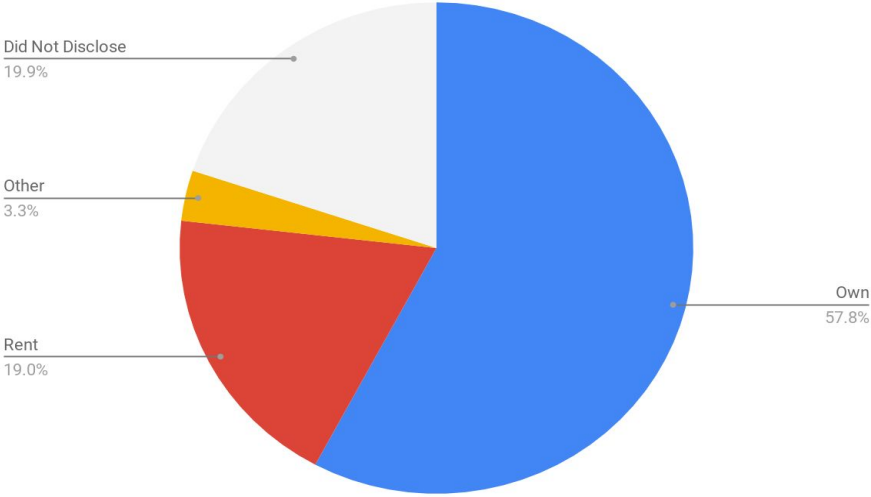


2010 CENSUS

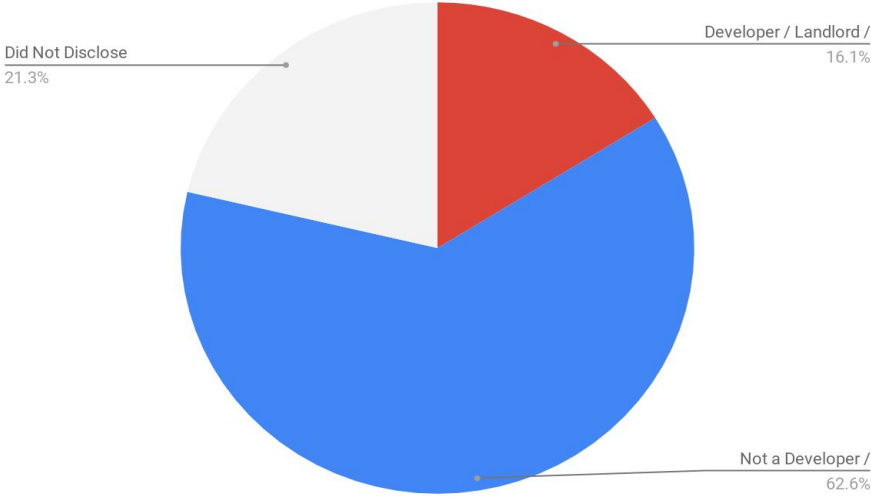


SURVEY

PARTICIPANT SUMMARY



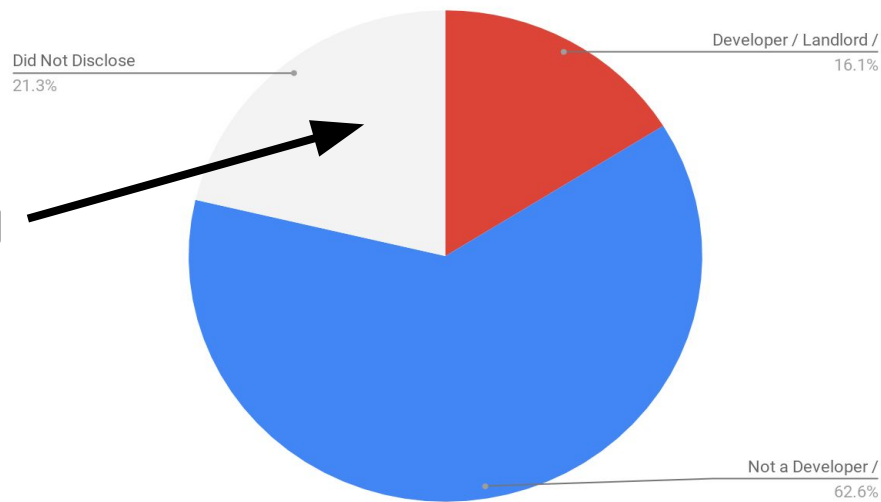
OWN VS. RENT



DEVELOPER / LANDLORD

PARTICIPANT SUMMARY

A pattern of 20-28% of participants not responding is found throughout the amendments



DEVELOPER / LANDLORD

FOCUS

What We Tested

The recommendations from the Planning Commission that the City Commission had a public hearing on March 27, 2018.

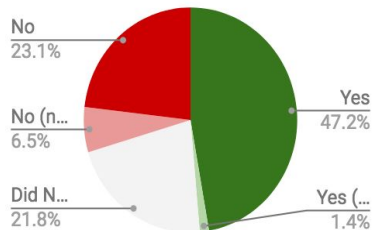
FOCUS

What We Tested

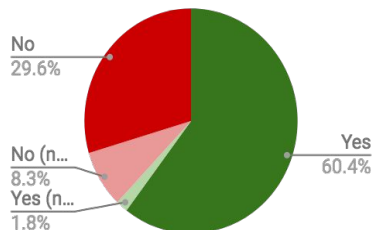
We weren't trying to validate or sell these ideas, but to take the temperature of the community.

What The Pie Charts Mean

Total Participants



Voting Participants



What the colors represent

Solid Green - I feel confident enough to make a decision, and I support the amendment as is

Light Green - Not confident, support

Grey - No response

Light Red - Not confident, uncomfortable as is, and recommend...

Solid Red - Confident, uncomfortable recommend...

AMENDMENT 3

Missing Middle Housing

25 MINS

AMENDMENT 3

“Missing Middle” housing is one way to infill density and build more walkable neighborhoods. These are small scale developments that are the size of a large house — like duplexes, fourplexes, bungalow courts and mansion apartments.

Amendment 3 makes it possible to build or convert to this type of housing with administrative approval on any corner lot in a Low Density Residential District and any lot inside of 500 ft of a Mixed-Use Commercial District.

WHAT THESE HOUSING TYPES MIGHT LOOK LIKE IN A NEIGHBORHOOD



AMEN Mis



Converted Mansion
Apartments



Stacked Duplexes



Fourplexes

HOW IT DOES IT

Reduce minimum dwelling unit width from 18 feet to 14 feet.
This will also decrease building costs by eliminating the need for additional load bearing walls that are legally required above 14'.

57.2%

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

Eliminate minimum lot area requirement (20,000 sq. ft.) for multi-family residential developments. *This is about 1/3 of a football field. Waivers for this requirement have been granted to allow for new "missing middle" housing types.*

50.3%

- I feel confident enough to make a decision: ☐ Yes ☐ No
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On any corner lot in an Low Density Residential zone district, this allows two-family residential development through either new construction or the conversion of existing structures with administrative approval.

58%

- I feel confident enough to make a decision: ☐ Yes ☐ No
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For any lot within five-hundred (500) feet of a Mixed-Use Commercial zone district, this would allow the construction of (or conversion existing to) a multi-family development on what was previously a single family lot with administrative approval when all of the following criteria is met:

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- No more than 150% of the average home size on the block
- Development complies with existing form standards

68.4%

- I feel confident enough to make a decision: ☐ Yes ☐ No
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Duplexes



Converted Multi-Family

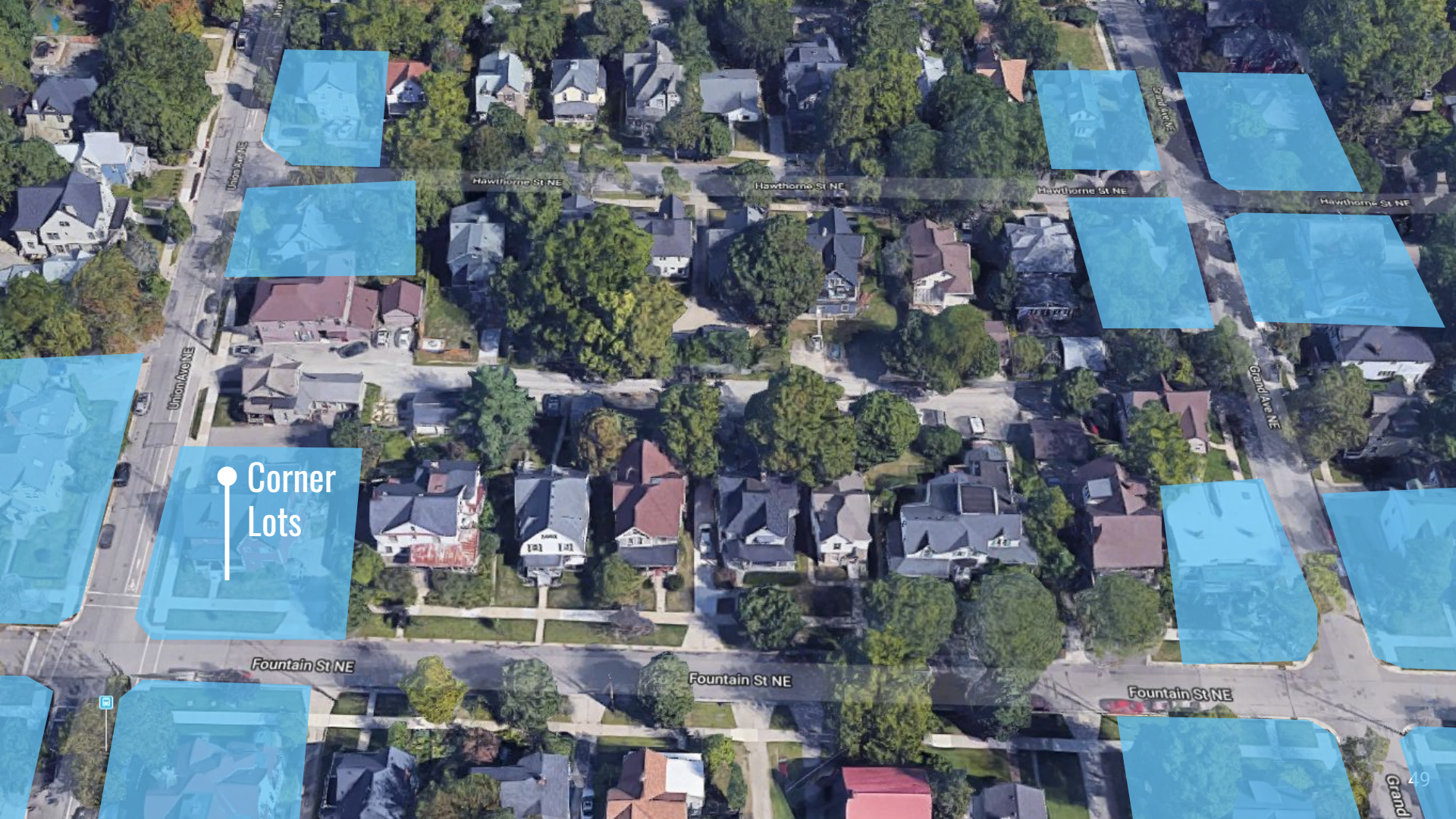






Traditional
Business
Area

500 FT



Corner
Lots

Hawthorne St NE

Hawthorne St NE

Hawthorne St NE

Hawthorne St NE

Union Ave NE

Fountain St NE

Fountain St NE

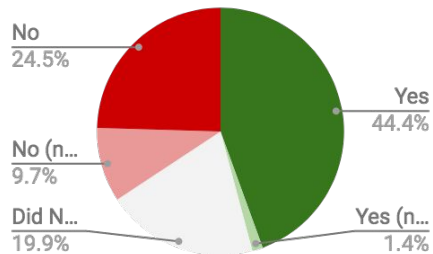
Fountain St NE

Grand Ave NE

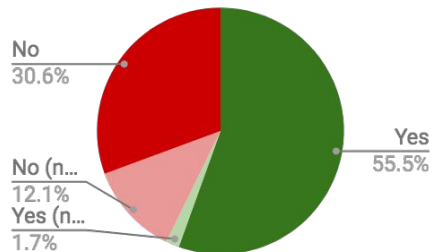
Grand Ave NE

14" Minimum Dwelling Width

Total Participants



Voting Participants



Recommendations to consider from those not in support

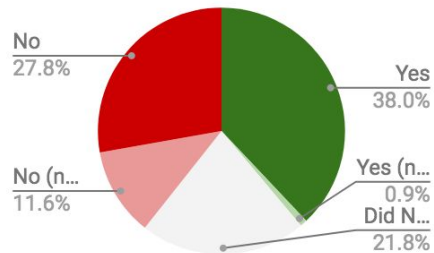
Not in line with Area Specific Plans
and should vary by neighborhood

Issues of Safety / Overcrowding

Too Small

Reduce Min Lot Width for Two Family

Total Participants

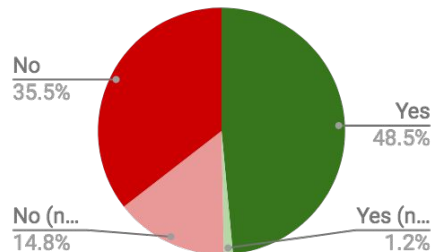


Recommendations to consider from those not in support

Greenspace Implications

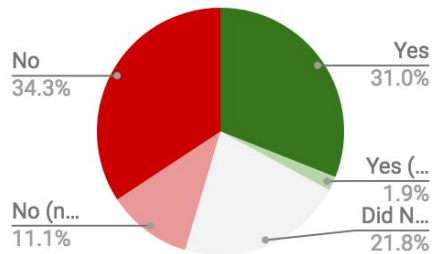
Neighborhood Specific Implementation

Voting Participants

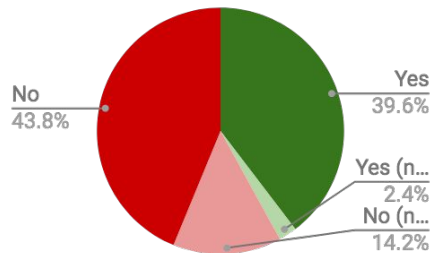


Corner Lot w/ Admin Approval

Total Participants



Voting Participants



Recommendations to consider from those not in support

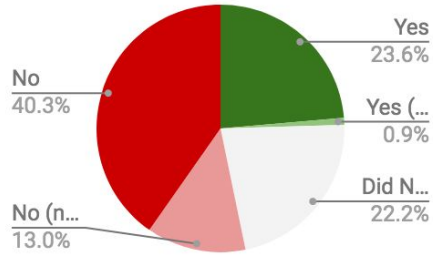
Should be neighborhood specific and in line with ASP's

Lack of strict or updated design standards

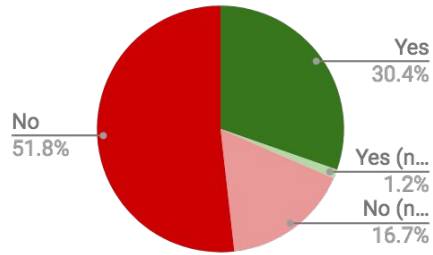
Eliminates neighbor voice

500 ft with Administrative Approval

Total Participants



Voting Participants



Recommendations to consider from those not in support

500ft arbitrary number; start with 100 ft. or one block.

Lack of strict design standards

Consider limiting number of units available.

AMEN Mis



Converted Mansion
Apartments



Stacked Duplexes



Fourplexes

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68.4%

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AMENDMENT 6

Density Bonus for Affordable Housing

25 MINS

AMENDMENT 6

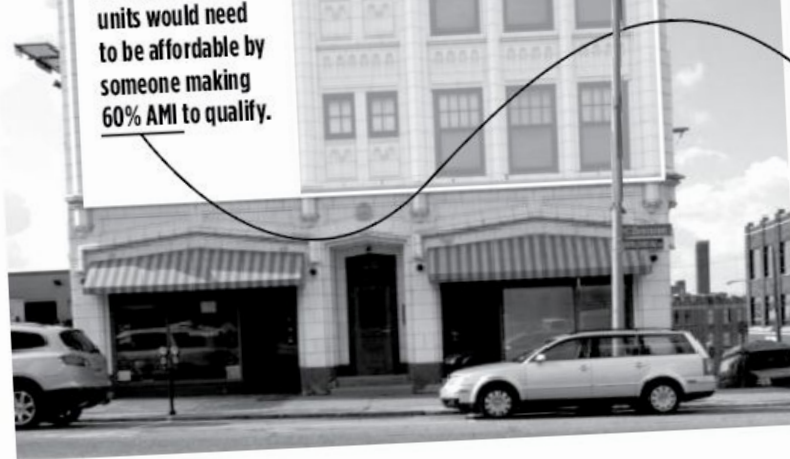
This density bonus would, under certain circumstances, allow the space required for land or units to be smaller than usual so that more housing can be made available.

If this proposal passes, developers would be allowed to build the same number of units on a smaller lot, or more units on the same sized lot, than current requirements only if:

1. 30% of the units are affordable at 60% AMI
2. A failure to perform clause is added with penalties for non-compliance

A VISUAL DESCRIPTION





units would need to be affordable by someone making 60% AMI to qualify.

AMI = AREA MEDIAN INCOME

For a family of four in Grand Rapids the AMI is around \$69,900/yr.

HUD uses family size to determine their affordable housing subsidies. Below are estimates for 2019:

Household	60% of AMI	Monthly Rent
1 person	\$29,400	\$735/mo
2 people	\$33,600	\$840/mo
3 people	\$37,800	\$945/mo
4 people	\$41,940	\$1,048/mo

HOW IT DOES IT

This adds an Affordable Housing Bonus within Residential Zone Districts and Mixed-Commercial Zone Districts with requirements that a project must:

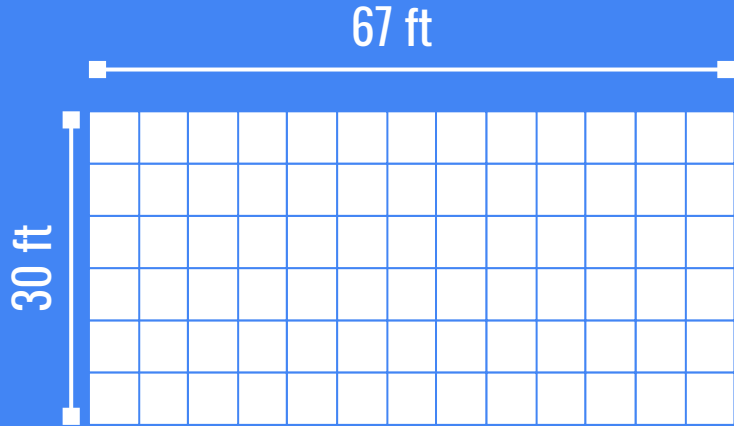
- ☒ Include affordable housing in 30% of the units (Affordable = 60% AMI for both rentals and owner occupied units)
- ☒ Add a failure to perform clause and recording of agreement with deed

I feel confident enough to make a decision: ☐ Yes ☐ No

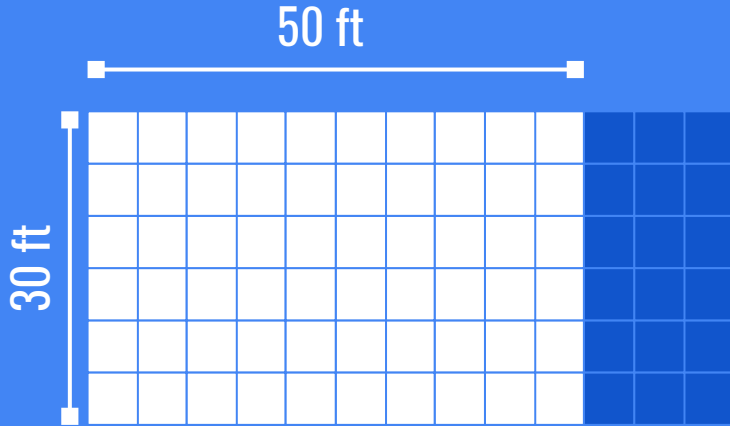
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

64.5%

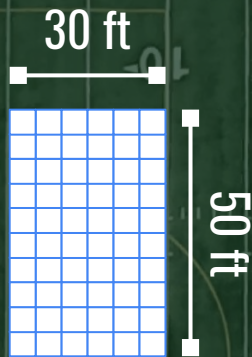
LOT NEEDED PER DWELLING



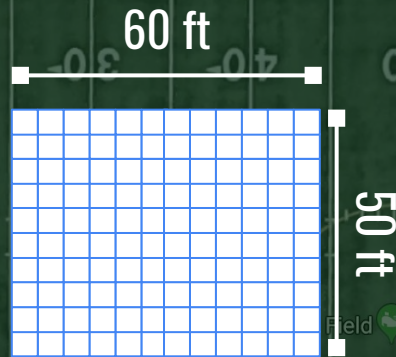
2,000 sqft



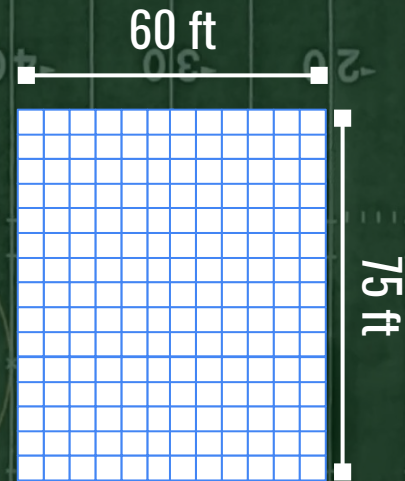
1,500 sqft



1,500 sqft
needed for
1 unit



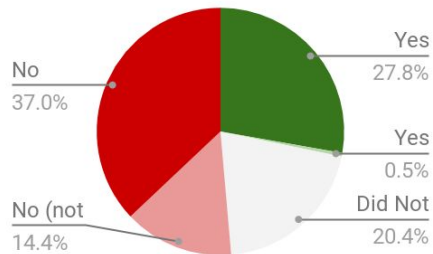
3,000 sqft
needed for
2 units



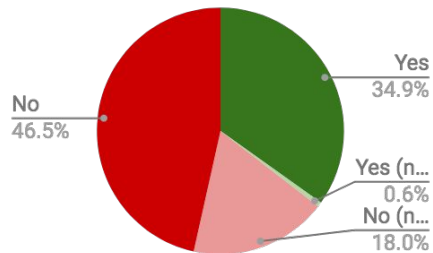
4,500 sqft
needed for
3 units

Affordable Density Bonus

Total Participants



Voting Participants



Recommendations to consider from those not in support

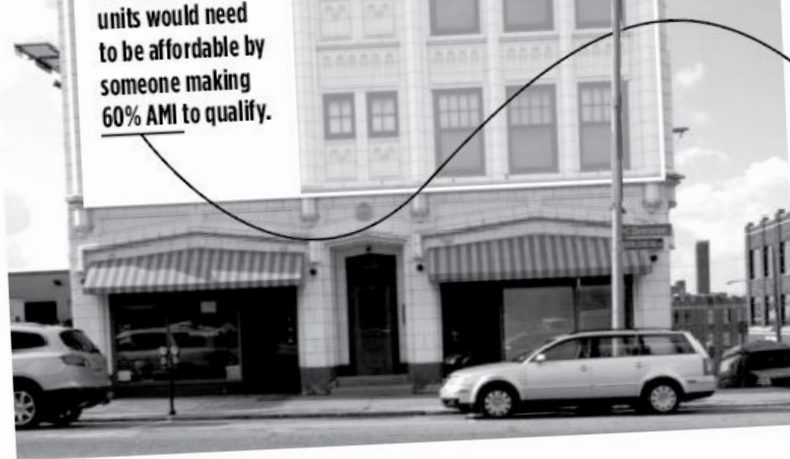
60% AMI is still not affordable and should consider having some units at a lower % AMI.

Consider a regional AMI.

Extend 15 year commitment to life of building.

Increase the percentage of affordable units to more than 30%.

Failure to perform clause needs to have “teeth.” Do we have the staff to monitor and enforce compliance?



units would need to be affordable by someone making 60% AMI to qualify.

AMI = AREA MEDIAN INCOME

For a family of four in Grand Rapids the AMI is around \$69,900/yr.

HUD uses family size to determine their affordable housing subsidies. Below are estimates for 2019:

Household	60% of AMI	Monthly Rent
1 person	\$29,400	\$735/mo
2 people	\$33,600	\$840/mo
3 people	\$37,800	\$945/mo
4 people	\$41,940	\$1,048/mo

HOW IT DOES IT

This adds an Affordable Housing Bonus within Residential Zone Districts and Mixed-Commercial Zone Districts with requirements that a project must:

- ☒ Include affordable housing in 30% of the units (Affordable = 60% AMI for both rentals and owner occupied units)
- ☒ Add a failure to perform clause and recording of agreement with deed

I feel confident enough to make a decision: ☐ Yes ☐ No

- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

64.5%

AMENDMENT 8

Accessory Dwelling Units

25 MINS

AMENDMENT 8

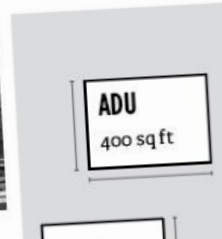
Accessory Dwelling Units (ADUs) are small apartments with a design consistent to the main dwelling. These are either attached to the main house or as a separate building—usually in a backyard. ADUs are currently legal, but only when approved through Special Land Use procedures.

Amendment 8 would allow any homeowner to build a small ADU on their lot with administrative approval (subject to zoning requirements including parking and greenspace) in any residential zone district.

This amendment would require the following:

1. The ADU must not be larger than 40% of the size of the primary home
2. Must have owner-occupancy of one unit
3. Sized between 400-800 sq.ft.

WHAT ADUs MIGHT LOOK LIKE IN A NEIGHBORHOOD



FLOOR AREA RATIO

AMEND Acc



Detached standalone



Detached above a garage



In the example to the left, the Floor Area Ratio is 40%.

HOW IT WORKS

Removes the 5,000 sq. ft. lot area requirement for an ADU so long as lot meet the established area for the applicable zone district.

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

62.2%

Regulate maximum building height for detached ADUs. *This makes it possible to build a unit on top of a garage.*

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

66.7%

Permits two-story detached ADUs. *This makes it possible to build a unit on top of a garage.*

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I approve of this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

65.3%

Increase the **Floor Area Ratio** from 25% to 40% between primary structure and ADU.

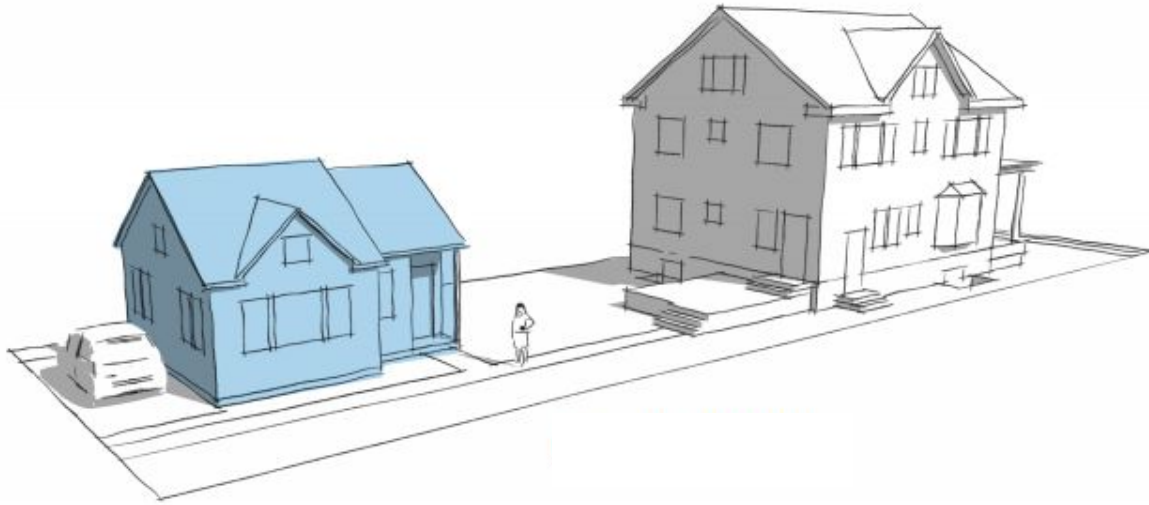
- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

67.3%

Eliminates the maximum occupancy and number of bedrooms limit for ADUs.

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

53.3%



What is an Accessory Dwelling Unit?

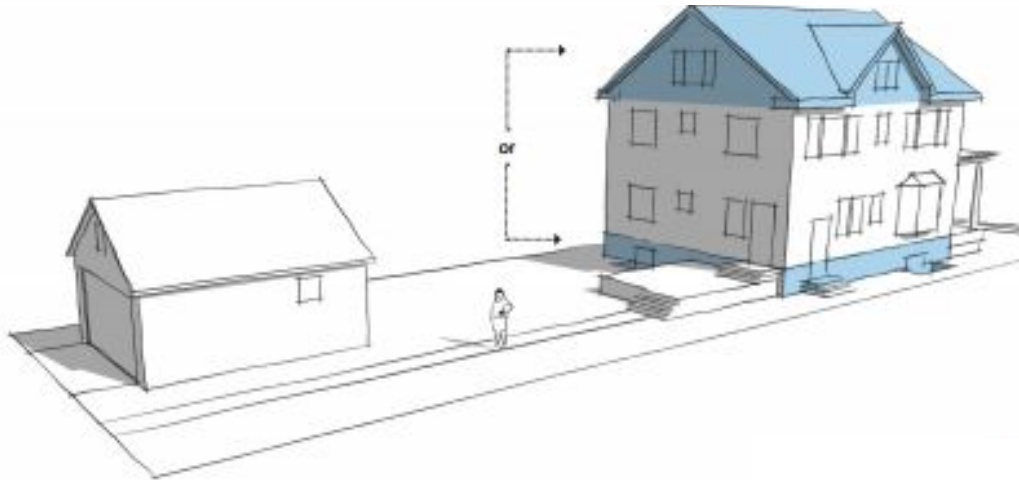
An accessory dwelling unit (ADU) is a second small dwelling right on the same grounds (or attached to) and consistent in design your regular single-family house.

EXAMPLES

A tiny house (on a foundation) in the backyard

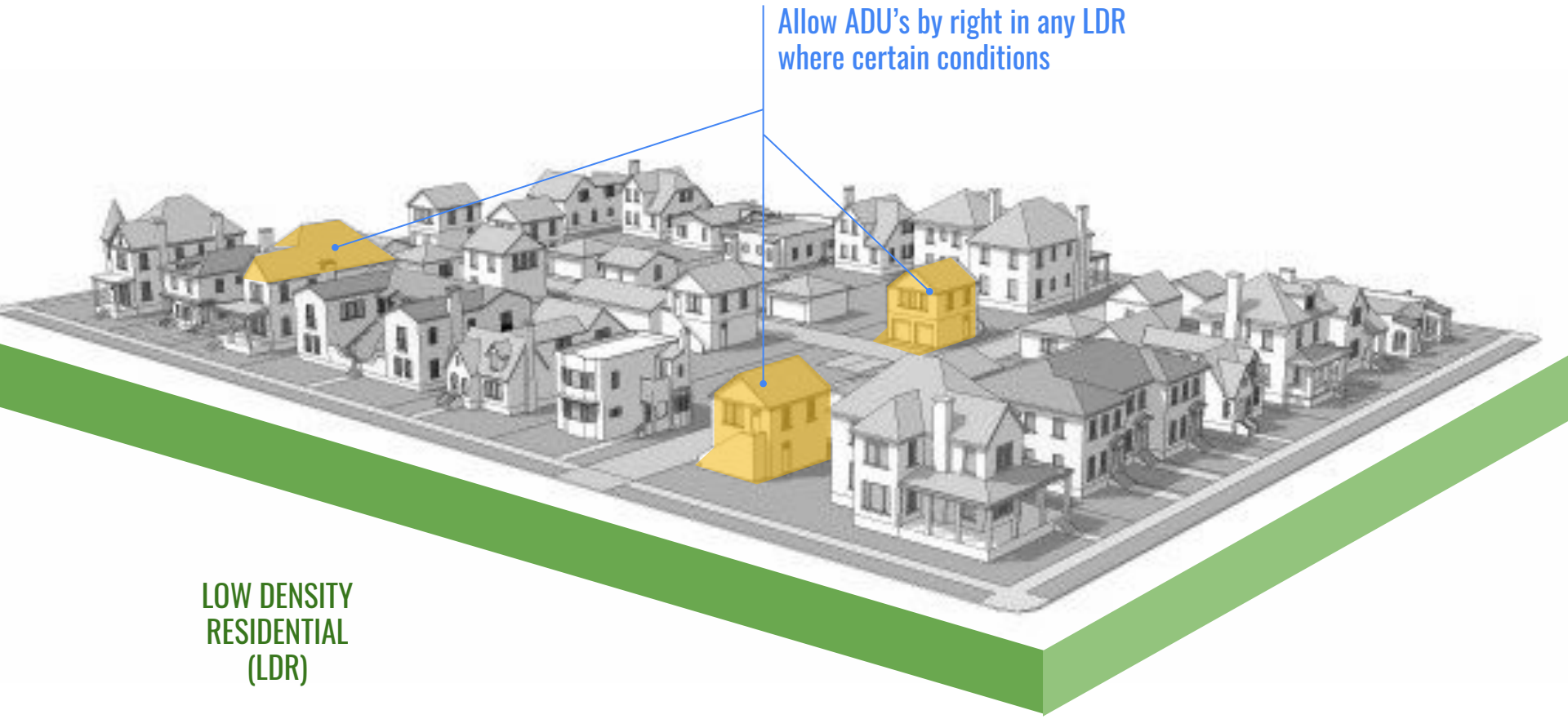
A basement or attic apartment

A garage conversion



Amendment #8:

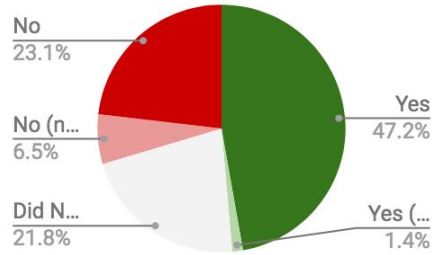
Allow ADU's by right in any LDR
where certain conditions



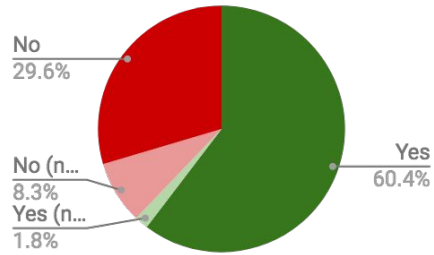
LOW DENSITY
RESIDENTIAL
(LDR)

Lot Area Requirement

Total Participants



Voting Participants



Recommendations to consider from those not in support

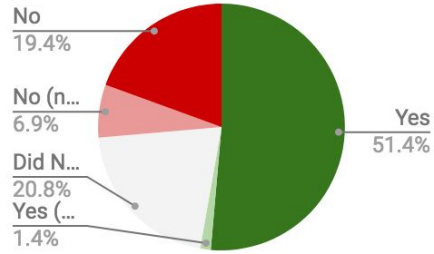
Revise the 5,000 sqft

Implications on neighborhood character

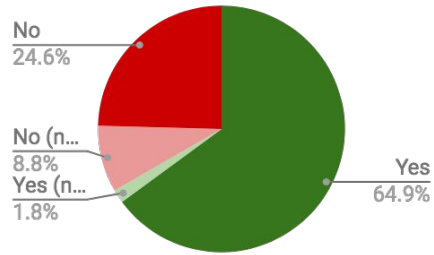
Develop specific design standards for ADUs to preserve neighborhood character

Max Detached Building Height

Total Participants



Voting Participants



Recommendations to consider from those not in support

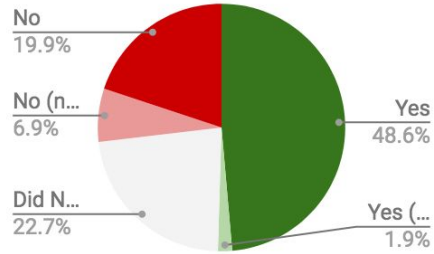
Concerns regarding height compared to main dwelling

Neighborhood specific

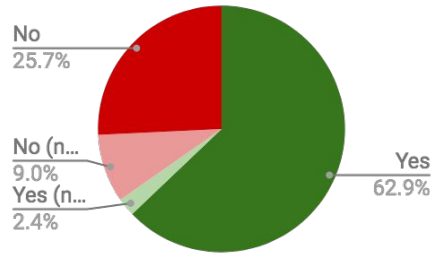
Design standards

Permit 2-Story Detached ADU

Total Participants



Voting Participants



Recommendations to consider from those not in support

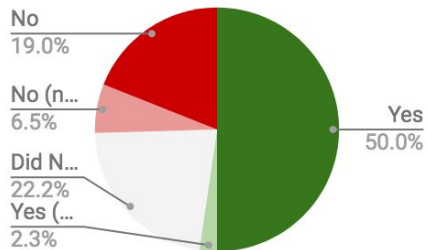
Will change the character

Not strict design standards - concerns regarding height compared to main dwelling

Enforcement

Increase Floor Area Ratio Between Primary Residence and ADU

Total Participants

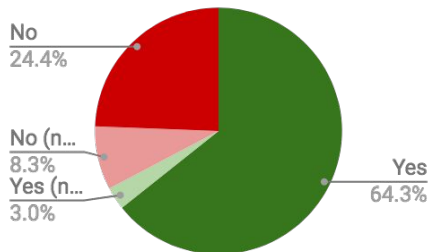


Recommendations to consider from those not in support

Design Standards

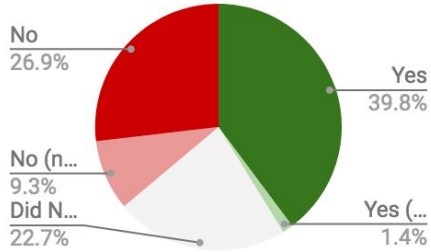
Consider varying by neighborhood

Voting Participants

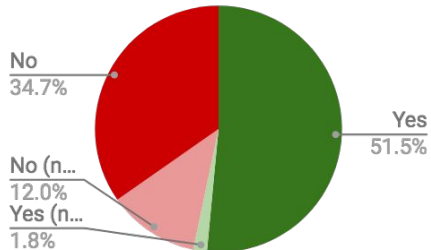


Eliminate Maximum Occupancy of an ADU

Total Participants



Voting Participants



Recommendations to consider from those not in support

Some limit should exist (via bedrooms or number of persons)

Do we have the capacity to regulate and enforce this?



Detached standalone



Detached above a garage



In the example to the left, the Floor Area Ratio is 40%.

HOW IT WORKS

Removes the 5,000 sq. ft. lot area requirement for an ADU so long as lot meet the established area for the applicable zone district.

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

62.2%

Regulate maximum building height for detached ADUs. *This makes it possible to build a unit on top of a garage.*

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- ☐ I approve of this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

65.3%

Increase the **Floor Area Ratio** from 25% to 40% between primary structure and ADU.

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- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

67.3%

Eliminates the maximum occupancy and number of bedrooms limit for ADUs.

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

53.3%

AMENDMENT 9

Non-Condo Zero-Lot Line

25 MINS

AMENDMENT 9

This amendment would allow non-condo zero lot line development—row house style homes—to be built with administrative approval inside a Low Density Residential district.

Grand Rapids currently allows this type of development in Mixed Density Residential districts.

WHAT “NON-CONDO ZERO LOT LINE” LOOKS LIKE IN A NEIGHBORHOOD



What does “non-condo” mean? These housing types can be built without being owned or maintained by a home owners association.

What does “zero lot line” mean? When homes are placed right on the edge(s) of their lot with at least one shared wall with their neighbor.

HOW IT WORKS

Remove the requirement for minimum lot width.

This would allow houses to occupy a more narrow lot.



What does "non-condo" mean? These housing types can be built without being owned or maintained by a home owners association.
What does "zero lot line" mean? When homes are placed right on the edge(s) of their lot with at least one shared wall with their neighbor.

HOW IT WORKS

Permits attached single-family residential dwelling units by administrative approval within the LDR zone district where the following criteria is met:

- ☒ Eight (8) or less attached units per structure are proposed
- ☒ The parcel is within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district as measured from the closest point of the parcels along the public right-of way

62.8%

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

Reduce minimum dwelling unit width from eighteen (18) feet to fourteen (14) feet. *This change saves cost in construction by removing the need for a central load-bearing wall.*

57%

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

Remove the requirement for minimum lot width.
This would allow houses to occupy a more narrow lot.

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

Reduce minimum lot area from 3,000 square feet to 1,500 square feet in LDR's and from 2,250 square to 1,250 square feet in MDR's. *Thinner lots would require deeper lots to meet the existing minimum square footage requirements. Almost no lots like this exist in the city. This change would allow current lot depths to accommodate updated widths.*

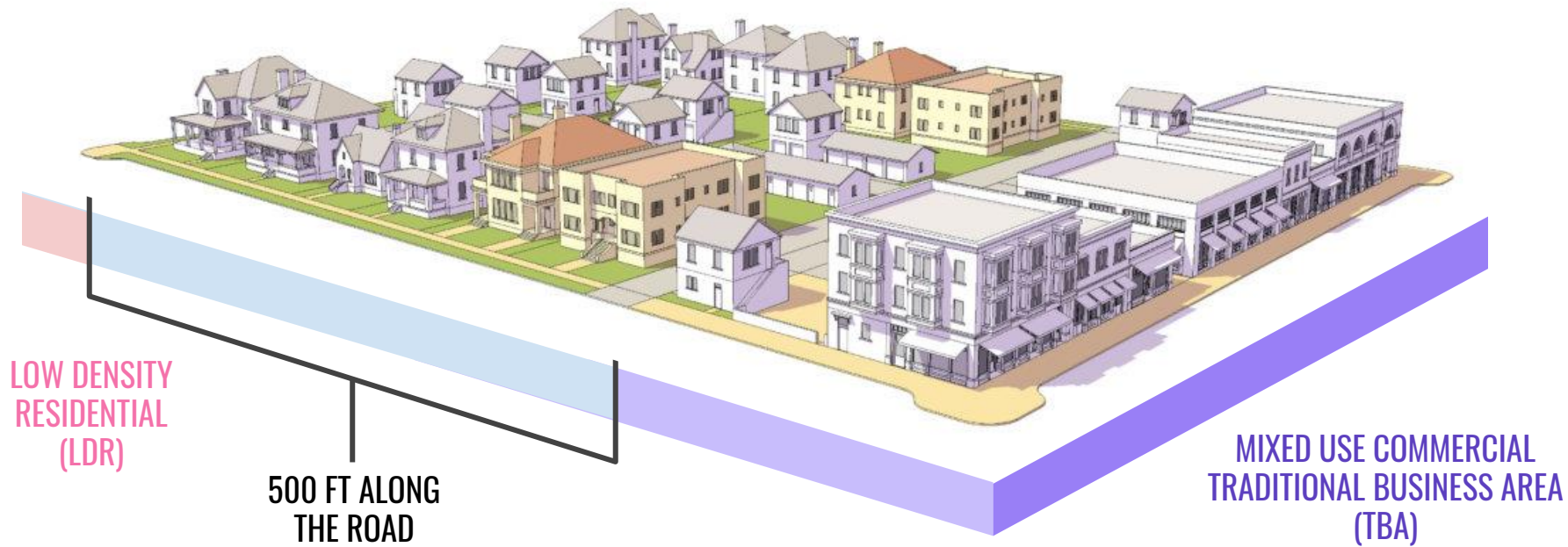
- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

53.2%

51.3%



**Zero
LotLine**



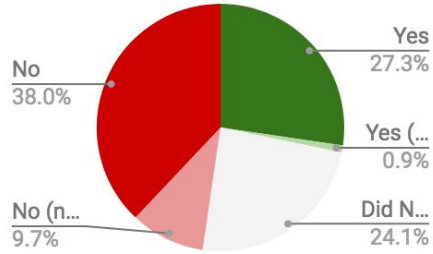


500 FT

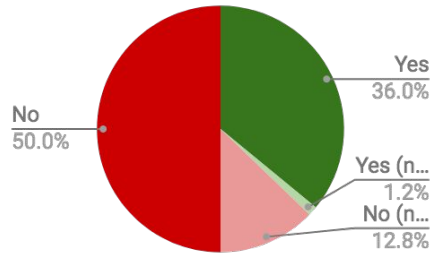
Traditional
Business
Area

500 ft. , 8 Units, Admin Approval

Total Participants



Voting Participants



Recommendations to consider from those not in support

500 ft is too much and arbitrary

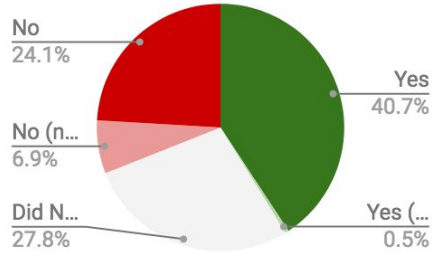
Either 100 ft or neighborhood specific

Design standards

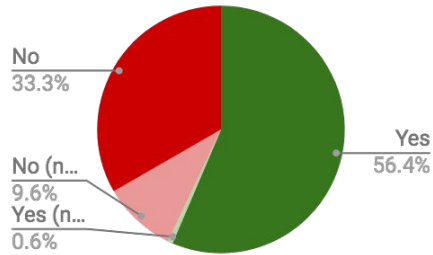
Concerns about demolition and displacement

14' Minimum Dwelling Width

Total Participants



Voting Participants



Recommendations to consider from those not in support

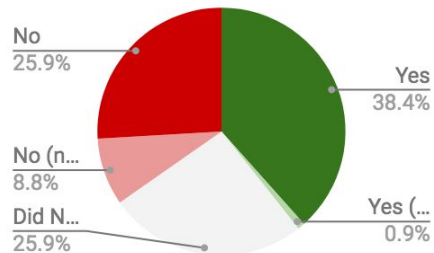
Not in line with Area Specific Plans

Consider varying by low density residential neighborhood type

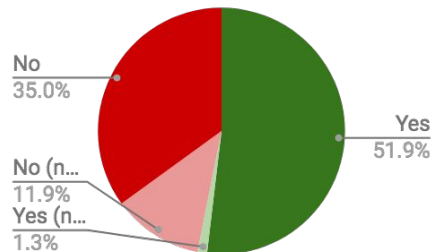
Green space implications

Remove Minimum Lot Width

Total Participants



Voting Participants



Recommendations to consider from those not in support

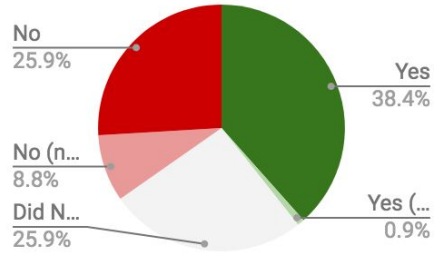
Lack of design standards

Density and displacement concerns

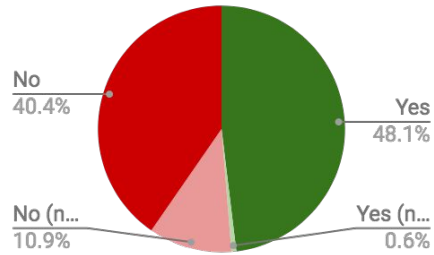
Potential conflicts with ASP's

Reduce Minimum Lot Area

Total Participants



Voting Participants



Recommendations to consider from those not in support

Density, demolition, and displacement concerns

Lack of design standards

Impact on neighborhood character

Green space and setbacks



What does "non-condo" mean? These housing types can be built without being owned or maintained by a home owners association.
What does "zero lot line" mean? When homes are placed right on the edge(s) of their lot with at least one shared wall with their neighbor.

HOW IT WORKS

Permits attached single-family residential dwelling units by administrative approval within the LDR zone district where the following criteria is met:

- ☒ Eight (8) or less attached units per structure are proposed
- ☒ The parcel is within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district as measured from the closest point of the parcels along the public right-of way

62.8%

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- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

57%

Reduce minimum dwelling unit width from eighteen (18) feet to fourteen (14) feet. *This change saves cost in construction by removing the need for a central load-bearing wall.*

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

Remove the requirement for minimum lot width.
This would allow houses to occupy a more narrow lot.

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- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

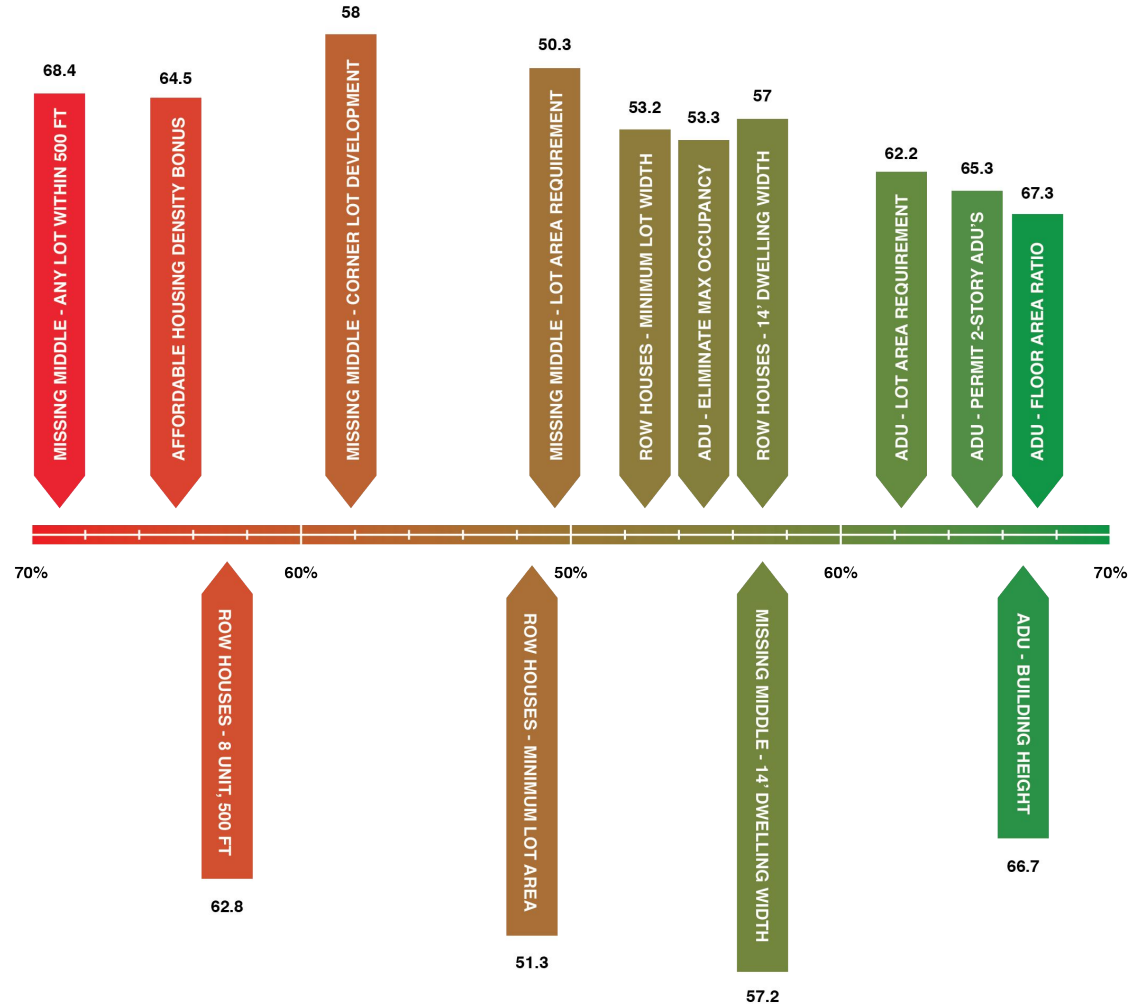
Reduce minimum lot area from 3,000 square feet to 1,500 square feet in LDR's and from 2,250 square to 1,250 square feet in MDR's. *Thinner lots would require deeper lots to meet the existing minimum square footage requirements. Almost no lots like this exist in the city. This change would allow current lot depths to accommodate updated widths.*

- I feel confident enough to make a decision: ☐ Yes ☐ No
- ☐ I support this amendment as is.
- ☐ I am uncomfortable with this amendment as is and recommend the city _____.

53.2%

51.3%

A SPECTRUM SUMMARY



Other General Sentiments

“By Right,” “Neighbor Voice/ Input,” and “Push to the Master Plan” were the most repeated expressions of frustration with these proposed changes

- “By Right” - 108 Instances, 27 People
- “Neighbor Voice/ Input” - 103 Instances, 35 People
- “Push to Master Plan” - 34 Instances, 13 People

Considerations

- Public Testimony from March 27
- Written material from Residents
- Housing Compendium
- Quantifiable feedback from 216 Residents via online forms and in person.
- Those who expressed concern and voted no tended to focus on three issues: Administrative Approval, Neighborhood Voice / Input, and a deeper master plan engagement.

SPACE FOR QUESTIONS

ADAM WEILER

adam@publicagency.org